BUREAU OF

Statistics

Yukon Rent Survey
June 2005

- The total number of apartments surveyed in Whitehorse in June 2005 ——— **876**
- The vacancy rate for all units surveyed in Whitehorse in June 2005 ——— **3.5%**
- The median rent for all units surveyed in Whitehorse in June 2005 ——— **$675**

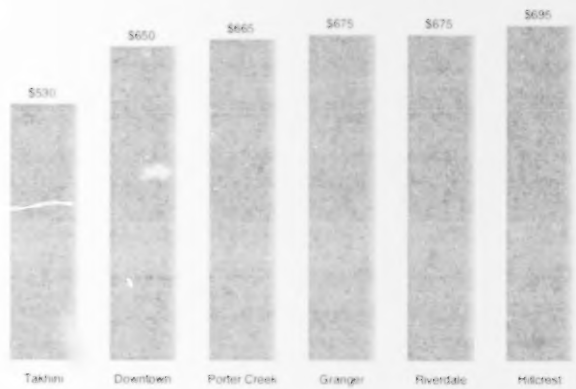
Median Rent

'Median Rent' refers to the rental value at which one-half of the rents are higher and one-half of the rents are lower. This middle point is a better indicator of prices than average rent would be .

Monthly Median Rent for All Units
June 2004 to June 2005

		Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
		$							
2005	June	675	650	675	695	665	675	530	575
	March	660	650	675	695	625	675	530	575
2004	Dec.	660	650	675	695	625	675	530	575
	Sept.	650	650	600	695	625	675	505	575
	June	650	650	600	695	625	675	505	575

Median Rents in Whitehorse, June 2005



The median rent in Whitehorse increased $25, or 3.8%, from June 2004 ($650) to June 2005 ($675). Median rents in the various Whitehorse subdivisions changed as follows:

- the median rents in Hillcrest, Downtown, and Riverdale were unchanged;
- in Granger the median rent increased $75, or 12.5%.
- in Porter Creek the median rent increased $40, or 6.4%.
- in Takhini the median rent increased $25, or 5.0%.

The median rent in Watson Lake ($575) did not change from June 2004 to June 2005.

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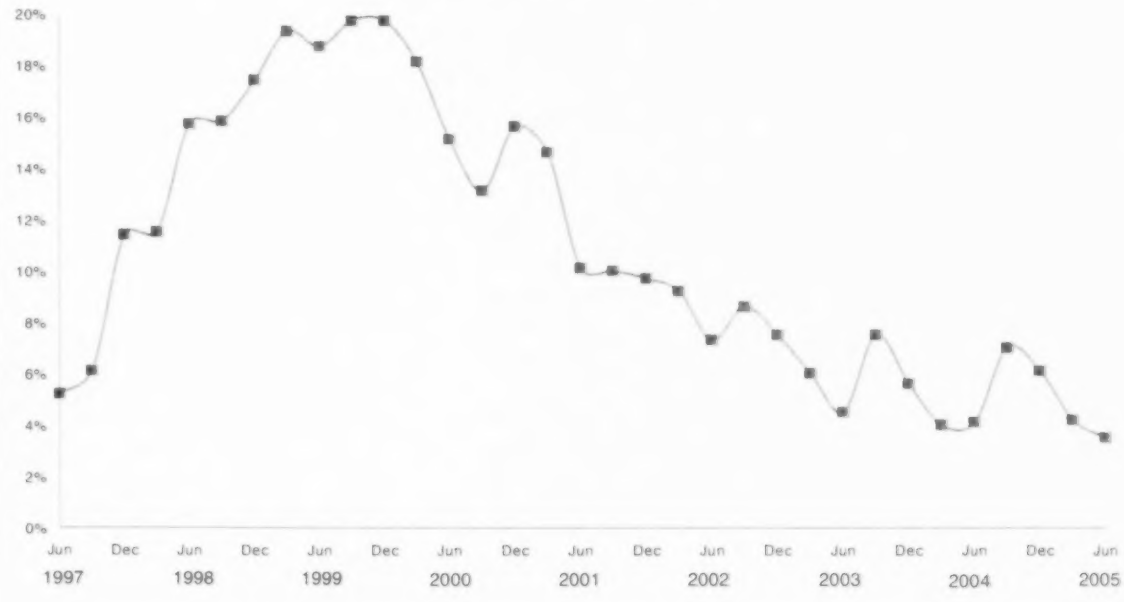
Vacancy Rate
'Vacancy Rate' refers to the percentage of all apartments surveyed which are currently vacant and available to rent.

Monthly Vacancy Rates for All Units
June 2004 to June 2005

		Whitehorse							
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
						%			
2005	June	3.5	4.5	0.0	1.3	0.0	2.8	7.8	42.9
	March	4.2	3.4	0.0	6.4	4.3	3.7	12.0	54.3
2004	Dec.	6.1	5.1	15.0	3.8	8.7	6.8	6.0	37.1
	Sept.	7.0	6.8	10.0	3.8	4.3	7.8	8.0	14.3
	June	4.1	4.0	5.0	2.5	8.7	4.3	4.0	25.7

The vacancy rate in Whitehorse reached a low of 1.9% in September 1991, gradually rose to the March 1995 level of 12.7%, and then declined to a low of 4.2% in June 1996. The vacancy rate steadily declined from a record high of 19.7% in September and December 1999 to 4.5% in June 2003. There was an increase of 3.0 percentage points between the June 2003 rate (4.5%) and the September 2003 rate (7.5%). The vacancy rate then fell again to 4.0% in March 2004 before rising again in September to 7.0%. In December, the rate (6.1%) fell and has continued to fall to the present rate of 3.5%. The June 2005 rate represents 31 vacant apartments out of 876 apartments surveyed.

Whitehorse Vacancy Rate
June 1997 to June 2005



In Whitehorse subdivisions, the median rent for all sizes of apartments ranged from a high of $695 in Hillcrest to a low of $530 in Takhini. As would be expected, the median rents in Whitehorse for 3+ bedroom units were highest at $750, followed by 2-bedroom apartments at $675, 1-bedroom apartments at $650 and bachelor units at $525.

Median Rent by Apartment Size and Location, June 2005

	Whitehorse							
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					($)			
All	675	650	675	695	665	675	530	575
BACHELOR	525	525	..	495	500	638	530	480
1-BEDROOM	650	675	575	548	450	700	630	513
2-BEDROOM	675	750	675	718	763	675	..	625
3+ BEDROOM	750	848	..	..	880	750	..	550

The vacancy rate in Whitehorse subdivisions ranged from a low of 0.0% in Granger and Porter Creek to a high of 7.8% in Takhini. Overall in Whitehorse, the highest vacancy rate was found in bachelor apartments (8.3%), followed by 1-bedroom apartments (4.5%), 2-bedroom apartments (1.9%) and 3+ bedroom apartments (0.0%).

Vacancy Rate by Apartment Size and Location, June 2005

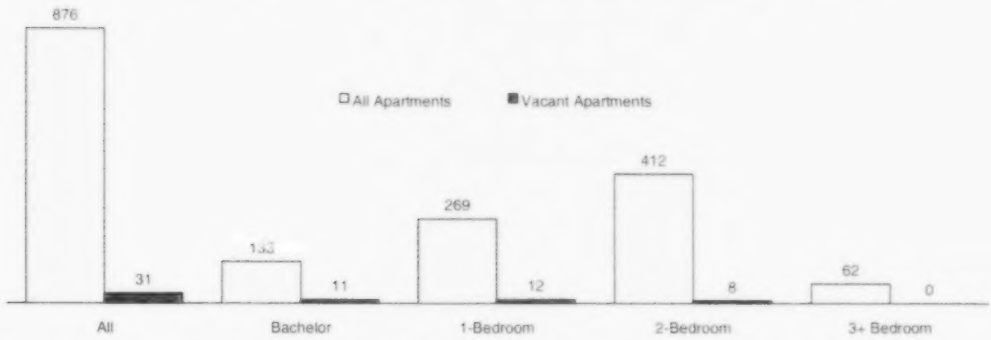
	Whitehorse							
	Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
					(%)			
All	3.5	4.5	0.0	1.3	0.0	2.8	7.8	42.9
BACHELOR	8.3	9.1	..	0.0	0.0	0.0	9.3	33.3
1-BEDROOM	4.5	4.6	0.0	0.0	0.0	8.5	0.0	33.3
2-BEDROOM	1.9	1.1	0.0	2.2	0.0	2.4	..	52.6
3+ BEDROOM	0.0	0.0	..	..	0.0	0.0	..	0.0

The total number of apartments in the Whitehorse portion of the survey was 876. Of these, 31, or 3.5%, were vacant as of June 2005. The table below provides a brief breakdown of the occupied apartments and vacant apartments surveyed.

Total Number and Vacant Apartments by Type and Location, June 2005

		Whitehorse	Whitehorse						
		Whitehorse Total	Down-town	Granger	Hillcrest	Porter Creek	Riverdale	Takhini	Watson Lake
All	number	876	352	20	78	23	352	51	35
	vacant	31	16	0	1	0	10	4	15
BACHELOR	number	133	77	..	7	2	4	43	3
	vacant	11	7	..	0	0	0	4	1
1-BEDROOM	number	269	174	4	26	10	47	8	12
	vacant	12	8	0	0	0	4	0	4
2-BEDROOM	number	412	93	16	45	4	254	..	19
	vacant	8	1	0	1	0	6	..	10
3+ BEDROOM	number	62	8	..	..	7	47	..	1
	vacant	0	0	..	..	0	0	..	0

Distribution of Whitehorse Rental Units and Vacancies, June 2005



The Yukon Rent Survey is a Yukon Bureau of Statistics survey which is carried out quarterly in Whitehorse and Watson Lake. This survey began in the Yukon in 1977 and has continued to the present with only minor changes in survey design. The survey covers all buildings with four or more units. Buildings with less than four units (such as houses, suites and duplexes) are excluded from the survey.

.. = not applicable

Yukon
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Bureau of Statistics

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